



# Building A Better Long Beach

November 2, 2009

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a First Amendment to the Design Build Contract with ValleyCrest Landscape Development, Inc. to increase the contract by an amount not to exceed \$960,000. (Downtown – District 2)

### DISCUSSION

In June 2007, the Redevelopment Agency (Agency) entered into a Design Build Contract with ValleyCrest Landscape Development, Inc. (Developer) for design and construction of improvements on the middle block of The Promenade between First Street and Broadway, and the former amphitheater site east of The Promenade at First Street. A First Amendment to the existing design build contract (First Amendment) is needed to account for several significant design changes to the project.

Improvements to the middle block of the Promenade have been completed per the contract. Improvements to the park area called Promenade Square (Park) were delayed due to several design changes, but are currently in progress. The major changes are the result of a redesign of a new BikeStation and infrastructure for a seasonal ice rink.

In the original Park design, the BikeStation was to occupy four separate buildings that previously existed and were scattered throughout the east end of the Park. This design proved to be operationally inefficient, and reuse of the buildings did not enhance the aesthetics of the rest of the Park. To centralize the BikeStation operations into one building and to expand the public Park area, the Developer redesigned the area to include a new 2,000-square-foot structure located in the southeast corner of the Park that will be the home of the new Long Beach BikeStation (Exhibit A). This design change required demolition of the four existing structures on the site and substantial sub-structures near the BikeStation site. Construction of the BikeStation is not included in this First Amendment and will be subject to a future request for funding at the appropriate time.

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Key to the success of Promenade Square will be activating the Park and programming events that will not only serve downtown residents but also bring people to the downtown from all of Long Beach and the surrounding communities. One such event is a seasonal ice rink that would operate during the months of November and December. With that in mind, the redesign incorporated the infrastructure required to accommodate a portable ice rink.

Costs attributable to the above changes total approximately \$550,000. The additional services required to make these changes include design; demolition, clearing, grading, drainage and erosion control; electrical; concrete; planting; site furnishings; lighting; and piping.

In addition to the design changes to the Park listed above, there have been other unanticipated costs related to the construction of the Promenade including approximately \$100,000 to replace the decorative concrete in the art plaza. Additional enhancements include site furnishings, metal work and concrete, revisions to traffic signals, upgrades to street paving, and increased construction costs and general conditions. Costs attributable to these changes total approximately \$310,000.

Improvements to Promenade Square will be complete by mid December. The new Park will include trees for shade, open space, and a copper water wall flanking a stage for performances.

Sufficient funding is budgeted for this activity in the Downtown Redevelopment Project Area budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

CB:AJB:SR:rsw

Attachments: Exhibit A – Promenade Square Site Plan

# EXHIBIT A

## Long Beach Promenade Promenade Square City of Long Beach, California Conceptual Landscape Plan



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